

# Proposed East Jefferson Land Exchange

Washington State  
Department of Natural Resources  
&  
Pope Resources, L. P.



WASHINGTON STATE DEPARTMENT OF  
**Natural Resources**  
Doug Sutherland - Commissioner of Public Lands





# What are State Trust Lands?

- Granted to Washington at statehood – most support public education
- Revenue pays for construction of public schools, state universities and other institutions
- Includes lands managed on behalf of counties, where a portion of the income funds county services
- Average annual income is \$283 million for all trusts (about \$64 million for counties)



# What are typical land management activities on Trust lands?

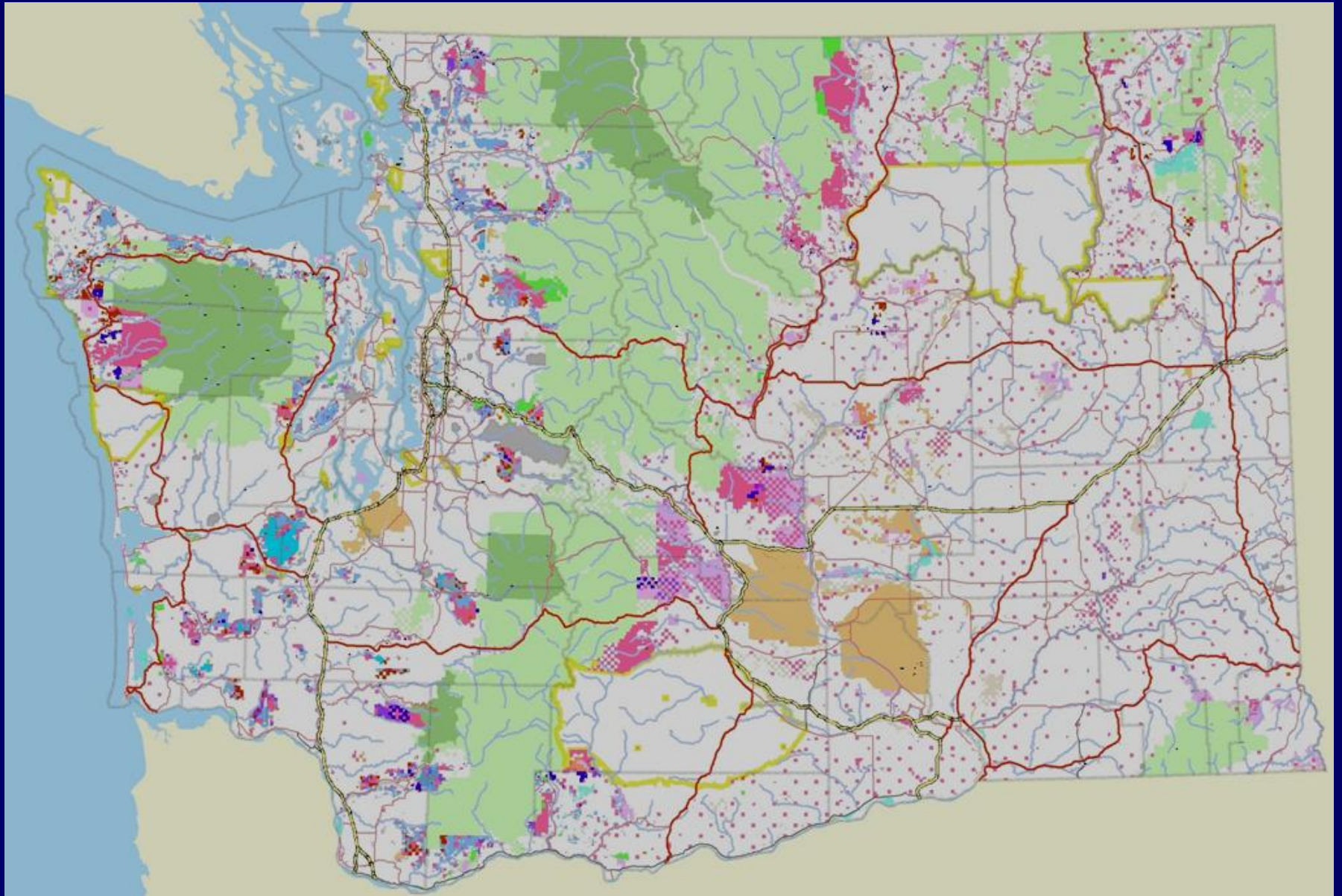
- Timber sales
- Agriculture and grazing leases
- Commercial real estate leases
- Mineral and mining leases
- Wildlife habitat areas
- Public recreation



# Does DNR frequently exchange State Trust Lands?

- In 1960 DNR began consolidating trust lands through exchange to reduce costs and improve revenues
- Statewide, DNR has traded out of some 440,000 acres and received 480,000 acres previously owned by others

# State Trust Lands Map





# **What is the East Jefferson Land Exchange?**

- **DNR proposes to exchange 4,186 acres of state trust lands**
- **Pope Resources proposes to exchange 4,456 acres of commercial forest land**
- **Most properties are in east Jefferson County; one Pope parcel in Clallam Co may be included**



# Why exchange these lands?

- Pope Resources and DNR-managed lands are intermingled in the east Jefferson area
- Both parties desire to improve operational efficiency
- DNR desires to consolidate State lands around existing ownership to enhance commercial forestry operations and viable habitat



# What trust lands are involved?

- The exchange involves three trusts:
  - Common School
    - Revenue for building K-12 public schools statewide
    - 1105 acres included in proposal
  - University Original
    - Revenue for University of Washington
    - 176 acres included in proposal





# What trust lands are involved?

- **State Forest Lands**

- **Revenue for general fund and county services**
- **2905 acres included in proposal**



# How were parcels selected?

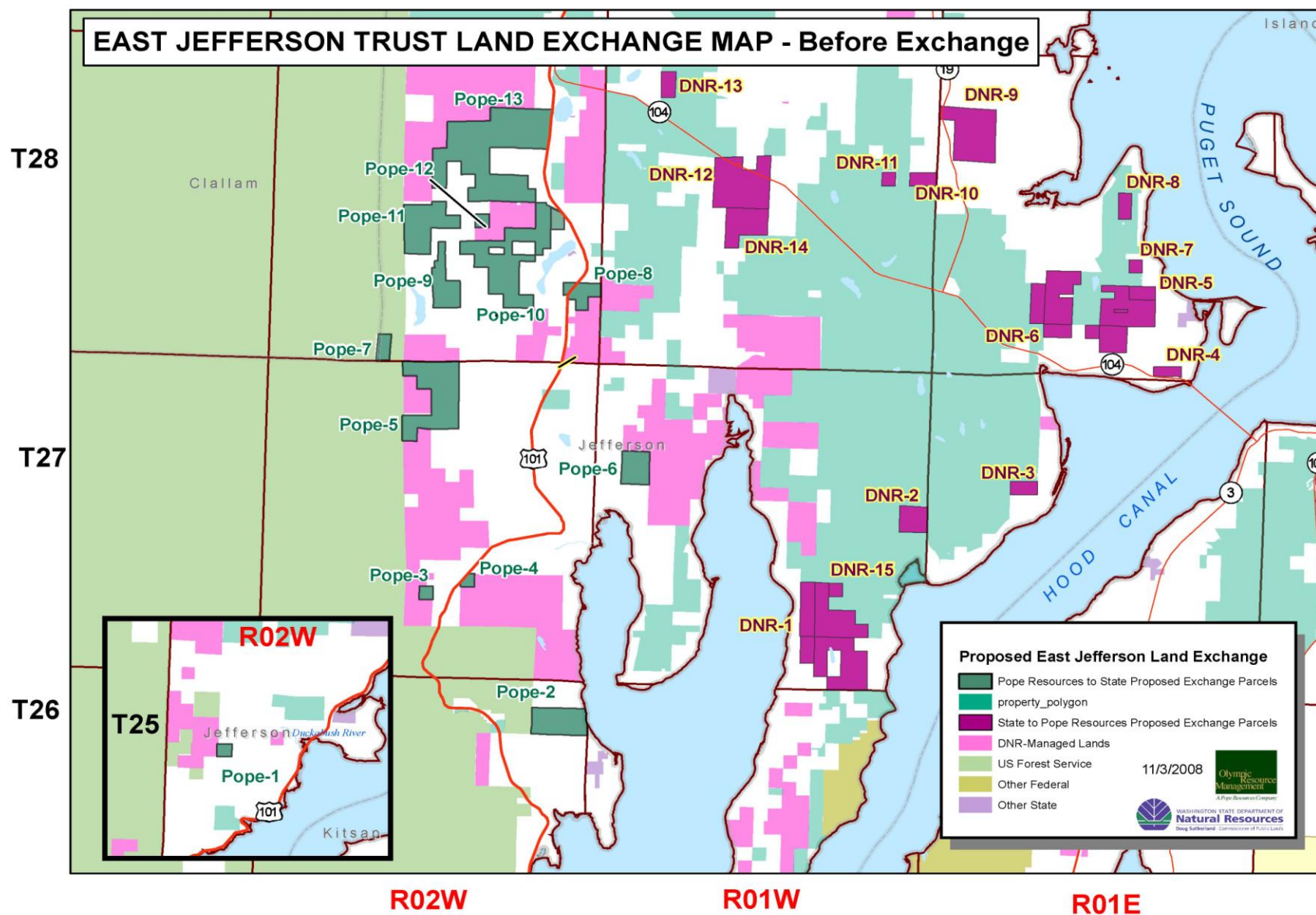
- **Asset management planning process**
- **Mutual agreement with Pope on overall size and area of land exchange**
- **Recommendations by DNR and Pope staff on tracts to include**



# **What criteria does DNR follow in a land exchange?**

- **Exchange value for value**
- **Maintain public forest land base**
- **Increased benefit to the trust**
- **Operate under existing legislative authority**

# EAST JEFFERSON TRUST LAND EXCHANGE MAP - Before Exchange

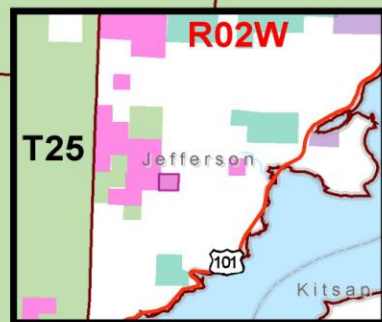


# EAST JEFFERSON TRUST LAND EXCHANGE MAP - After Exchange

T28

T27

T26



R02W

R01W

R01E

## Proposed East Jefferson Land Exchange

- Pope Resources to State Proposed Exchange Parcels
- property\_polygon
- Pope Resources to State Proposed Exchange Parcels
- DNR-Managed Lands
- US Forest Service
- Other Federal
- Other State

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# **Benefits of the East Jefferson Land Exchange**

- **Consolidate state lands into more manageable blocks for long term commercial forest management.**
- **Reduce land management costs and increase long-term revenue to the trusts involved.**
- **Enhance the sustainability of working forest landscapes to provide for future generations.**
- **Improve public use and recreation accessibility.**



# What's Next?

- Review comments from public workshop and hearing
- Determine property values through an appraisal
- Balance exchange and prepare an exchange agreement
- Present agreement to Board of Natural Resources for decision
- Exchange deeds if approved



## For Further Information Contact:

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<http://www.dnr.wa.gov/BusinessPermits/Topics/LandExchanges>